

**CITY OF AUSTIN – DEVELOPMENT SERVICES DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: SP-2019-0297C
REVISION #: 00
CASE MANAGER: Jeremy Siltala
UPDATE: U4
PHONE #: (512) 974-2945

PROJECT NAME: 218 South Lamar
LOCATION: 218 S LAMAR BLVD SB

SUBMITTAL DATE: November 19, 2020
REPORT DUE DATE: December 7, 2020
FINAL REPORT DATE: December 10, 2020 (3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE)

CONFLICT RESOLUTION PROCESS PILOT:

We are piloting a new Conflict Resolution Process. Please complete this [form](#) if you have identified two or more comments in your Master Comment Report that are in conflict, meaning that you do not believe that both comments can be satisfied. Conflicts can only be submitted and resolved between review cycles; they cannot be submitted while the site plan is in review.

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated due to design changes or information provided in updates.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or their agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is October 26, 2020.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required.

Please submit 9 copies of the plans and 10 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility Development Services. Please note if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
Drainage Engineering: Jay Baker
Environmental: Hank Marley
Industrial Waste: Rachel Reddig
PARD / Planning & Design: Thomas Rowlinson
Water Quality: Jay Baker

AW Pipeline Engineering: George Resendez
ATD Engineering: Amber Mitchell
Fire For Site Plan: Benjamin Flick
Site Plan: Jeremy Siltala
R.O.W. : Isaiah Lewallen
AW Utility Development Services: Bradley Barron

ATD Engineering Review - Amber Hutchens - 512-974-5646

ATD1. The site is subject to the approved TIA with zoning case C814-2018-0121. Demonstrate compliance with approval memo dated May 8, 2019. Provide a copy of fiscal receipts to ensure the site complies with the required mitigations.
U3/U4. Noted.

ATD2. U4: Comment addressed.

ATD6. The site plan lay-out conflicts with the South Lamar Corridor Program Office Improvements. A meeting with the Corridor Program Office (CPO) Project Manager (PM) for this segment of South Lamar is requested. Please contact Brandy Teague at 512-974-3067, 512-964-7325 or brandy.teague@austintexas.gov. Here is a summary of her feedback regarding this site plan:
U4: Plan is being forwarded to CPO to confirm compliance. Comment can be cleared informally.

Drainage Engineering Review - Jay Baker - 512-974-2636

GENERAL

DE 1. This site is proposing PUD zoning which may require design elements related to drainage and water quality. Provide copy of the PUD Ordinance and ensure that all required design changes are incorporated into the plans.

Update #4: Response indicates awaiting approval of the PUD.

ENGINEERING REPORT

DE 2. The report indicates that this project is in both the West Bouldin and Lady Bird Lake Watersheds. Provide confirmation that this is the case by providing copies of the surrounding storm sewer system. It appears that you will be redirecting runoff from West Bouldin to Lady Bird Lake? This diversion will be subject to capacity of the receiving systems. Provide analysis of the systems you are proposing to tie in demonstrating no adverse impact to the streets and adjacent properties, with the 100 year HGL contained within the ROW or drainage easements.

Update #4: Response indicates that awaiting approval of the PUD which will direct discharge to the northwest corner.

DE 3. Contact www.atxatxfloodpro.com to obtain DIGS information for the storm sewer system in this area and Stormcad modeling information if available. A Stormcad analysis (pre and post conditions) will be required to confirm capacity of the receiving storm sewer systems, incorporating additional improvements as needed.

Update #4: Response does not completely address this comment. It is understood that the flows will be reduced to existing at that point of discharge but the capacity of the downstream system has not been compared to the discharge and a drainage easement has not yet been obtained from the adjacent property owner although under discussion. In addition, the South Lamar Corridor project may provide an additional discharge alternative.

SITE PLAN

DE 7. The plans indicate 4 stories of underground garage with a multi-story building and plaza? Close coordination will need to occur with the Arch and MEP plans to ensure that all drainage is addressed. Provide copy of the MEP drainage plan when available.

Update #4: Response indicates that the cistern design is still being finalized pending approval of the PUD.

DRAINAGE PLAN(S)

- DE 8. All drainage from this site will need to be treated for water quality and discharged into the storm sewer system without impact to adjacent streets and buildings. Revise the water quality and drainage plan accordingly and provide pre and post hydrologic analysis at each discharge point demonstrating that the 100 yr HGL will be contained within the ROW or drainage easements. Additional detention may be required at each point of analysis. Refer to DCM 1.2.2.A and DCM 1.2.3.C.
Update #4: Response indicates that the areas along South Lamar to be untreated and talks about the sidewalks, but the impervious cover and controls for this site would not include ROW which should drain to South Lamar.
- DE 9. Provide copies of the drainage plans for SP-95-0047CS and SPC-2010-0061C and also the site to the west to ensure drainage compatibility with those adjacent developments. Contact me to go over these comments in more detail prior to submitting an update.
Update #4: See DE 3.
- DE 10. The subsurface pond will require a maintenance plan and RC. Submit the documents for review.
Update #4: SPM RC with Exhibit A received with this submittal and forwarded to the Law Department for review on 12/4/20.
- ADDITIONAL COMMENT FOR UPDATE 2:**
- DE 1U. Existing and proposed flows should be based on SCS methodology and not Rational methodology in accordance with the DCM. Provide detailed hydrologic analysis with adjacent capacity taken into account to demonstrate no adverse drainage impact at the point of discharge.
Update #4: Sheets 12 and 13: see the updated tables but the proposed discharges at point 2 and 3 should be zero because all of the discharge is being directed to point 1? Also, none of the tables on this an SCS calculation showing the tc, I and CN assumptions (weighted).
- DE 2U. Provide drainage and water quality plan in accordance with the application packet. Contact me to go over in more detail prior to submitting the update.
Update #4: Response indicates that the cistern design is still being finalized pending approval of the PUD.
- DE 3U. Stormsewer extension on the adjacent property to the north will require an easement from the adjacent property.
Update #4: Response indicates that coordination with the adjacent property owner is in process.
- DE 4U. It is unclear how the subsurface cistern proposed will meet the water quality and detention requirements. Have you considered a subsurface sed/fil/detention system?
Update #3: Response indicates that only rainwater harvesting is proposed but keep in mind that that will be drawn down in 72 hours so you will need to develop that into the rainwater harvesting system, utilizing irrigation, etc...taking into account the soil conditions on the site. In addition, rainwater harvesting only addresses water quality and is not considered part of the detention system.
Update #4: Response indicates that the underground cistern system will provide detention controls and the required water quality volume and will be designed pending the PUD approval.

Environmental Review - Hank Marley - 512-974-2067

EV1-EV 3 Comment cleared.

EV 4 Diversion of stormwater from one watershed to another is limited to the lesser of the following: either 20% of the gross site area or 1 acre. The diversion must maintain existing drainage patterns to the extent feasible. Demonstrate compliance with this requirement. Note that impervious cover limits (as well as Q tables) for this project must be based on pre-grading watershed boundary conditions. [LDC 25-8-365]

Update 4 Comment pending approval of PUD.

EV 5 – EV 10 Comments cleared.

Landscape

EV 11 Provide a full planting plan with a list of proposed plants and demonstrate compliance with the landscape superiority of the proposed PUD.

Update 4 Comment pending approval of PUD.

EV 12 – EV 14 Comments cleared.

EV 15 The ESC fiscal estimate is approved. This comment is pending posting of ESC fiscal surety. Note that fiscal surety is accepted during the following hours:
Monday – Thursday 8:00 – 11:30 a.m. & 1:00 – 3:30 p.m.
Friday 8:00 – 11:30 a.m.

Update 4 Comment pending.

Fire For Site Plan Review - Benjamin Flick, P.E. - 512-974-2262

Comments are cleared. After AWU signoff has been obtained, email reviewer for electronic AFD signoff.

Industrial Waste Review - Rachel Reddig - 512-972-1074

IW1. For compliance with §15-10-226 of the Austin City Code, install a City of Austin approved large diameter cleanout per detail AW-SPECIAL-01 to act as a sampling and inspection port. Reference the detail in the call-out and include the detail in the utility detail sheets. Per UCM 2.9.4.G.6, the cleanout must be located in a non-traffic, non-parking area to be used as a sampling and inspection port.
Response: Comment noted. City detail AW-SPECIAL-01 has been added to the Utility Plan Details sheet (Sheet 20). Please reference the revised plans.
U3: Comment stands. Reference the detail in the call-out for the large diameter cleanout on the utility plan and profile sheets.
Response: The callouts on the Utility Plan and the Utility Profile Sheets (Sheets 18 and 19) have been revised to reference Detail AW-SPECIAL-01. Please see the revised plans.
U4: Effective August 14, 2020, Standard Detail 506-AW-04 formally replaced superseded details 506S-14, 506S-14(Special), and AW-SPECIAL-01 for the large diameter cleanout wastewater structure detail. Update the call outs for the large diameter cleanout to include reference to Standard Detail 506-AW-04 and replace any superseded detail sheets with Standard Detail 506-AW-04.

IW2. Show all private plumbing lines associated with the installation location of the exterior grease interceptor.

Response: The private plumbing lines serving the exterior grease interceptor have been added to the Utility Plan Sheet (Sheet 18). Please see the revised plans.

U3: Comment stands. The proposed private plumbing lines are not in compliance with plumbing code requirements. Specifically, the inlet and outlet pipes are not identified, and either the inlet or outlet line ends in a landscaped area. Additionally, the pipe that ends in a landscaped area is shown connecting to the side of the interceptor, but the inlet and outlet pipes must connect to each respective end of the grease interceptor (see highlighted areas).

Response: The inlet and outlet piping for the grease traps are now labeled on the Utility Plan (Sheet 18). The inlet piping for the grease trap in the northeast corner is shown beginning in a landscaped area, but it should be noted that this line is not connected to anything. This inlet pipe, which is located within the garage, is being left capped until a restaurant tenant is acquired. Due to the sequence of construction, the grease trap is being constructed with the site construction, before a tenant is contracted. Once a tenant is under contract, this inlet pipe will be extended for their use.

U4: Comment stands. Installation of a grease interceptor is NEVER permitted as part of a site development permit. Grease interceptor design and sizing is reviewed, approved, and permitted by Industrial Waste during commercial building review processes. The exterior (and interior) grease interceptors CANNOT be installed with the site development permit. The site utility plan must show the location of proposed grease interceptors (per MEP plans) and associated plumbing lines which connect the influent pipe of the grease interceptor to the building plumbing and the effluent pipe to either the building plumbing or the private yard line.

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

PR1: U2: Cleared.

PR2: U2: Cleared.

PR3: U2: Cleared.

PR4: To comply with 25-2-721 (G), please provide evidence that air conditioning and heating equipment, utility meters, loading areas, and external storage are screened from public view.

U4: Represent and call out the screening/fencing, with the height, to show compliance with code.

PR5: U3: Cleared.

PR6: U2: Cleared.

PR7: U3: Cleared.

PR8: Additional comments may be issued depending on PUD zoning currently in review.

U4: Comment remains. PUD zoning still in review.

PR9 (U1): Sheet 15 shows an outlet pipe to be constructed on parkland. Construction on parkland is forbidden. If pursuing a Chapter 26 process, contact this reviewer:

thomas.rowlinson@austintexas.gov

U4: Comment remains. Has the option to use improvements to South Lamar been confirmed?

Site Plan Review - Jeremy Siltala - (512) 974-2945

§ 2.2.2. Core Transit Corridor Building Placement

SP1. 75% of the net frontage length of the property along the CTC (South Lamar) must consist of continuous building façade built up to the clear zone, or the supplemental zone if one is provided [2.2.3.D.1].

U4: comment pending approval of proposed zoning change

SP2-SP9. cleared

SP10. Zoning compliance pending the approval of PUD zoning application C814-2018-0121.

U4: comment pending

SP11-SP19. cleared

INFO: License Agreement must be approved prior to site plan approval and release.

R.O.W. Review - Isaiah Lewallen - 512-974-1479

ROW 1: Utility coordination case UCC-190822-09-02 is not complete. Utility Coordination case shall be complete and Completeness Letter issued by Utility Coordination staff to clear this comment.

Transportation Planning - Martin Laws - 512-974-6351

TR1. This site plan shall not be approved until the PUD zoning ordinance 218 S. Lamar (C814-2018-0121) has been signed. Additional comments may be generated based on the approved PUD.

U4: Comment remains.

TR4. *U4: Comment cleared.*

TR13. A license agreement is required for the vertical improvements within the right-of-way. Please contact Andy Halm with Office of Real Estate Services at 974-7185. Please begin this process as soon as possible, as it can take some time.

U4: Comment remains.

TR16-TR50. *Comments cleared.*

AW Utility Development Services - Bradley Barron - 512-972-0078

WW1. Per Utility Criteria Manual 2.5.1(F)(14) and §25-1-61:

A PUD for this development is awaiting hearing and must be approved. The utility plan must follow the PUD requirements when approved.

WW2. Per Utility Criteria Manual Section 2, §25-4, §25-9, and the Uniform Plumbing Code:

The review comments will be satisfied once Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact George Resendez with Pipeline Engineering at 512-972-0252.

GENERAL

- WQ 1. This site is proposing PUD zoning which may require design elements related to drainage and water quality. Provide copy of the PUD Ordinance and ensure that all required design changes are incorporated into the plans.
Update #4: Response indicates awaiting approval of the PUD.

ENGINEERING REPORT

- WQ 2. Enhance the report to be more specific about how water quality requirements are met for this site including any specific requirements from the PUD.
Update #4: Response indicates awaiting approval of the PUD.

Integrated Pest Management (IPM)

- WQ 3. Water quality controls for this project will be Green Storm Water Quality Infrastructure (ECM 1.6.7) so an Integrated Pest Management (IPM) plan and associated Restrictive Covenant (RC) will be required for this application. The City of Austin now has an online process for IPM submittals. Please submit online at:
<http://www.austintexas.gov/ipm>

Once the IPM has been completed, a IPM RC shall be recorded to tie the IPM to the application. Please go to the following web site for the IPM Document to complete:

<http://www.austintexas.gov/page/common-easement-and-restrictive-covenants>

Once the IPM RC has been completed, submit for review and to be forwarded to the Law Department for final review and signatures.

Once the IPM RC has been recorded, add reference note to the cover sheet with document number noted.

This comment will be cleared when the copy of the recorded restrictive covenant is provided and document number noted on the cover sheet.

Update #4: IPM RC received and forwarded to the Law Department on 12/4/20

WATER QUALITY PLANS

- WQ 4. All drainage from this site will need to be treated for water quality. The current plan only shows a portion of the impervious cover on the site to be treated for water quality. Revise the water quality plan accordingly to ensure that all developed areas on the site have water quality controls. This will need to be closely coordinated with the MEP drainage plan. Contact me to go over in more detail prior to submitting the update.
Update #4: The only areas to treat in this area would not include the ROW sidewalk since it is not on the property and should drain to the street. Contact me to go over additional options prior to submitting the update.

ADDITIONAL COMMENTS FOR UPDATE 2:

WQ 1U. It is unclear how the proposed cistern will meet the water quality and detention requirements for this site. Have you considered a sed/fil/detention system?

Update #4: Response indicates that the cistern will be designed to regulate the flows to existing conditions at the point of discharge and provide the water quality volume but it does not indicate where the water quality volume will be drawn down and disposed of on the site through irrigation or other means, since the landscaping areas on this site are limited. Contact me to go over options in more detail prior to submitting the update.

AW Pipeline Engineering - George Resendez - (512) 972-0252

A complete review of the plans will be made once the approved PUD agreement items are altogether incorporated into the plan set.

City Arborist Review - Dillon Olsen - 512-974-2515

Note: Please e-mail me if you have any questions, concerns, or require additional information about these comments: Dillon.Olsen@austintexas.gov. You may also e-mail me if you would like to schedule a phone or virtual meeting to discuss the review comments. Updates cannot be reviewed outside of the update review cycle. If you have questions about DSD's response to COVID-19 please go to <https://www.austintexas.gov/page/dsd-covid-19>.

CA All comments cleared.

For EV: Mitigation owed total: 52.0"

-Private: 52.0"

-ROW: 0.0"

-Replacement inches to be planted on-site: 52.0"

Planner 1 Review - Elsa Garza – Elsa.Garza@austintexas.gov

P1. Fill out the Site Plan Approval blocks with the following information in **bold**.

- **Sheet numbering**
- File number: **SP-2019-0297C**
- **Application date**
- Under Section **112** of Chapter **25-5** of the City of Austin Code
- Case Manager: **J. Siltala**
- **Zoning**

P2. **ELECTRONIC SUBMITTAL REQUIREMENT**

All Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plan applications require the additional items listed in the Electronic Submittal Exhibit of the application packet (formerly known as flash drive materials). Submit the final electronic submittal with the final PDFs of the plan set at approval and permitting.

END OF REPORT